

Land Use and Circulation Elements Update

SAN LUIS OBISPO COUNTY

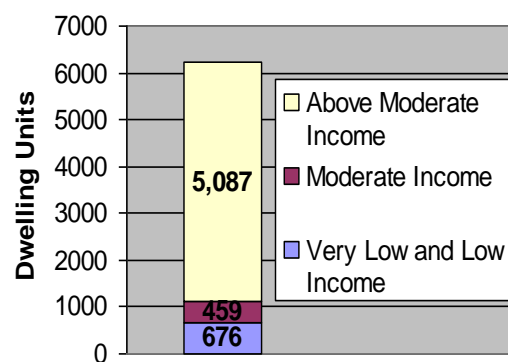
DEPARTMENT OF PLANNING AND BUILDING

An update to the Land Use and Circulation Elements of the County General Plan for the rural portions of the county is due to start formally on **January 18, 2010**.

The Land Use and Circulation Elements are primary documents of the County General Plan. They have not been thoroughly reviewed and updated in over 25 years. San Luis Obispo County continues to attract more residents. A new regional, comprehensive and more efficient approach is needed soon to address growth and resources. The Land Use and Circulation Elements will address such regional needs as:

- The distribution of the region's "fair share" of affordable housing units as required by State regulations
- Shared constraints, especially water supply and major infrastructure deficiencies
- Agriculture, open space and habitat protection
- Growth areas around cities and towns
- Development around and between communities to maintain rural character and well-defined towns

Housing Units in SLO County, 2001 - 2006



82 percent of the nearly 5100 homes built in unincorporated areas from 2001 to 2006 were generally not affordable to households having very low, low or moderate incomes

Simplify the Plan

A major goal is to simplify the County's land use plans and ordinance:

- Combine the 15 area plans of the County Land Use Element (a part of the County General Plan) into a few sub-regional plans, as illustrated.
- Consolidate redundant ordinance standards between area plans.
- Make the land use plans and ordinance more concise and user-friendly.
- Reduce the time and costs to maintain the County's land use plans and ordinance.



Possible Sub-Regional Planning Areas

Regional Topics

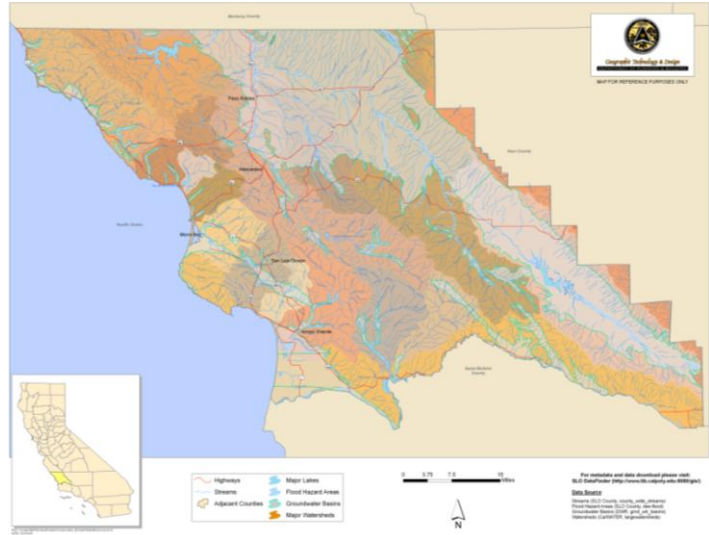
1. **Focus on countywide issues**
2. **Address growth more comprehensively**
3. **Focus on agency cooperation**
4. **Implement new policies** of the Conservation and Open Space Element (now being updated), the Housing Element, and the strategic growth principles, policies and strategies adopted by the Board of Supervisors.

The Land Use and Circulation Elements Update will reorganize several documents:

- The County Land Use Element,
- Land Use Ordinance,
- Coastal Plan Policies,
- and Coastal Zone Land Use Ordinance.

Plan for Sub-regions

- Plan for sub-regions that are defined by watersheds.
- Determine sustainable resource capacities.
- Identify appropriate areas for expansion of communities.
- Strengthen local economies.
- Create areas for employment near living areas.
- Limit inappropriate rural development, protect rural character and important agricultural, open space and natural resources.
- Maintain community separation for strong local identities.

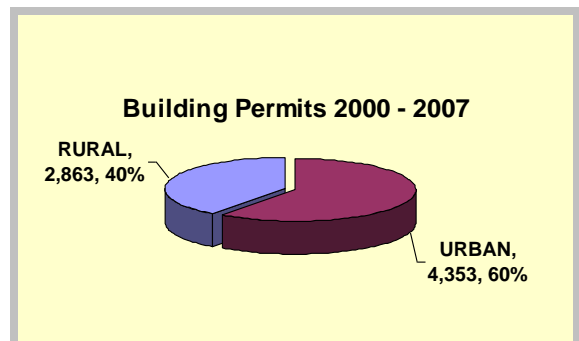


Watersheds

Work with Local Communities

Encourage each community to participate:

- Identify each community's interests in planning its future
- Identify each community's capacity for its share of regional projected growth
- Identify and plan suitable development areas for housing, commercial and job-generating uses next to communities, if appropriate
- Determine and plan for the necessary infrastructure for projected growth
- Identify enhancements needed to make complete communities



Forty percent (40%) of all unincorporated residential development has been in rural areas outside communities.



A Planning Workshop

Work Plan Summary

2009-10

1. Work with the general public, interested organizations and stakeholders
2. Research trends correlating growth demands to resource and infrastructure capacities
3. Consolidate the existing planning areas and standards, reorganize and make other needed technical changes to documents in order to update the Land Use and Circulation Elements
4. Property Owner Requests may be submitted as of October 19, 2009. (see following page)

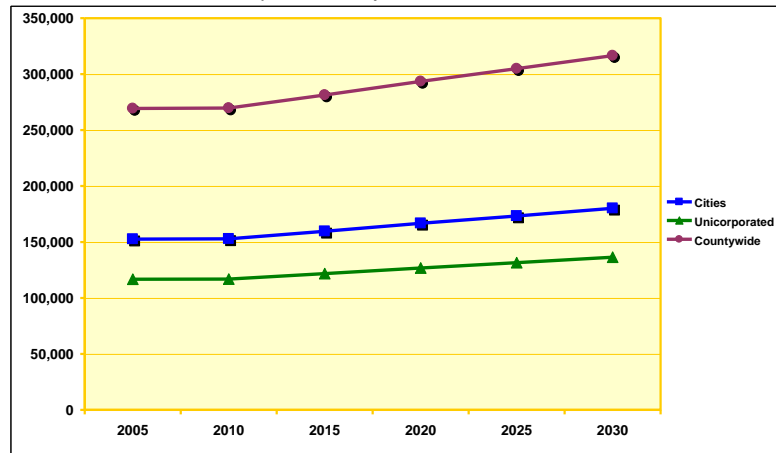
2010

1. Conduct intensive outreach to the public, agencies, service districts and communities
2. Prepare technical reports on feasible growth within resource and infrastructure capacities
3. Work with communities and others; prepare regional, sub-regional and community policies for suitable growth
4. Publish a Public Review Draft Plan and related documents
5. Begin the environmental review process

2011

1. Publish the Public Hearing Draft Plan, Draft Environmental Impact Report and related documents
2. Planning Commission hearings
3. Board of Supervisors hearings and plan adoption for the inland areas (subsequent Coastal Commission approval required for areas within the Coastal Zone)

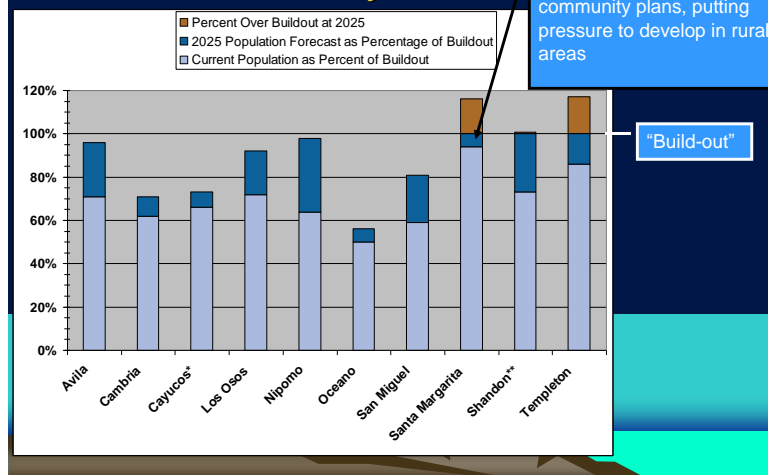
Population Projections 2008-2030



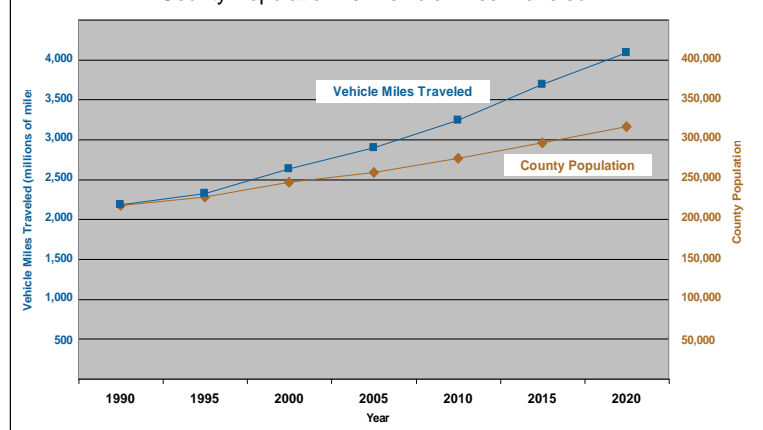
2008-2030 Projections:

- Added Unincorporated Pop = +26,000
- Housing Units Needed = +10,800
- Potential Rural Units = +4,300

Build-out of Community Plans



County Population vs. Vehicle Miles Traveled



- Traffic is increasing faster than population growth.
- Funding is not expected to keep up

Benefits of Consolidating and Updating the Plan

Easier to use and change: Consolidating and reorganizing area plans and policies will save time and money when it comes to updating those plans in the future. In addition, the new and reorganized documents will be more concise and easier to understand.

Stronger protection of resources, a vital economy and our quality of life: The updated Land Use and Circulation Elements will help avoid some of the impacts and costs of continuing the current growth trends and patterns. As a result, the updated plans will help to:

- Improve groundwater conditions and thereby avoid expensive solutions
- Protect agricultural land and promote tourism
- Avoid higher costs for sheriff and fire protection
- Avoid higher costs for rural road maintenance
- Avoid some infrastructure costs
- Protect biological resources
- Reduce vehicle miles traveled and greenhouse gas emissions and improve air quality
- Decrease energy consumption
- Protect rural character and maintain separation between communities
- Retain a quality of life that most residents desire

Learn More...and Be Involved

Property Owner Requests

Beginning **October 19, 2009**, owners of property in the *rural, unincorporated areas* of the county (outside of urban and village reserve lines) may request to change land use categories (zoning) or standards affecting their properties as part of this update process. These general plan amendments, called "Property Owner Requests," may be submitted, together with the appropriate application form and fee, to the Department of Planning and Building. Property Owner Requests will typically be processed as part of the Land Use and Circulation Elements update.

For More Information

Bulletins and updates will be available online, or by contacting the Department of Planning and Building. Ask to be included in a mail list for future announcements.

Online: www.sloplanning.org See Land Use and Circulation Elements

Contacts: Mike Wulkan, Project Manager, (805) 781-5608; **Email:** mwulkan@co.slo.ca.us
Jamie Lopes, (805) 781-5975; **Email:** jlopes@co.slo.ca.us

Department of Planning and Building
Long Range Planning
976 Osos St. Rm. 300
San Luis Obispo, CA 93408